

BOARD OF APPEAL REFERRALS

March 1, 1979

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## MEMORANDUM

MARCH 1, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 3/6/79

Z-4327  
Harry Indursky and Ida Baker  
500 Lincoln Street, Brighton  
At Empire Street

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Legalize addition to office furniture showroom.

## Violation(s):

SectionRequiredProposed

9-1. Extension of a nonconforming use requires  
Board of Appeal hearing.

18-4. Front yard is insufficient.

25 ft.

16 ft.

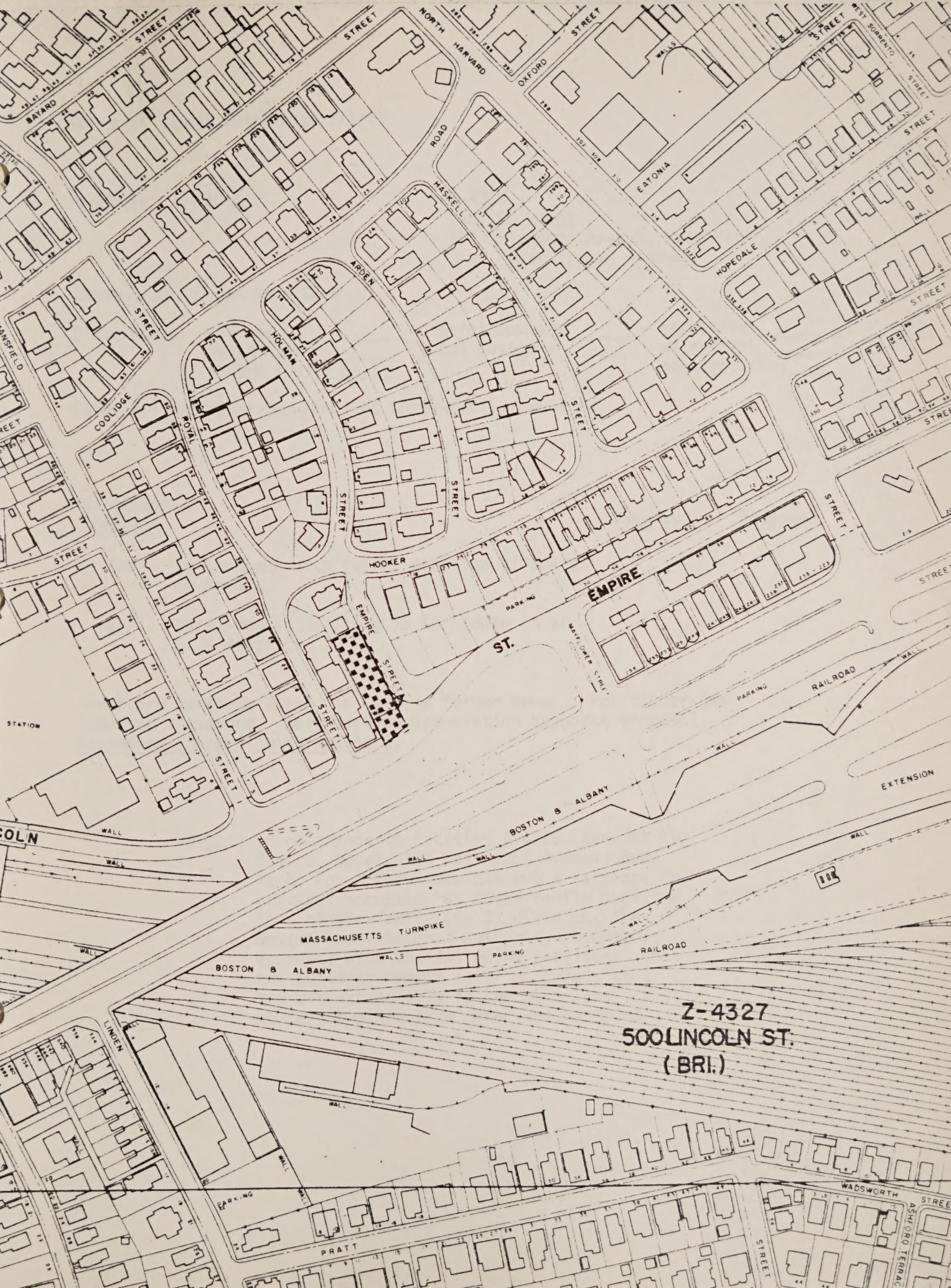
7-4. In variance with former decision of  
Board of Appeal.

Proposal would legalize existing 40' x 12' office extension.

No community opposition. Recommend approval.

VOTED: In reference to Petition Z-4327,  
brought by Harry Indursky and  
Ida Baker, 500 Lincoln Street,  
Brighton, for an extension of a  
nonconforming use and two variances  
to legalize addition to office  
furniture showroom in a residential  
(R-.8) District, the Boston Redevelopment  
Authority recommends approval. Existing  
addition has no impact on this residential  
commercial area.





Z-4327  
500 LINCOLN ST.  
(BRI.)



Board of Appeal Referrals 3/1/79

Hearing: 3/13/79

Z-4329  
Paul D. Decot  
193 Fairmount Avenue, Hyde Park  
near Truman Highway

Three-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: continue occupancy as three-family dwelling.

Violation(s):

Section

Required

Proposed

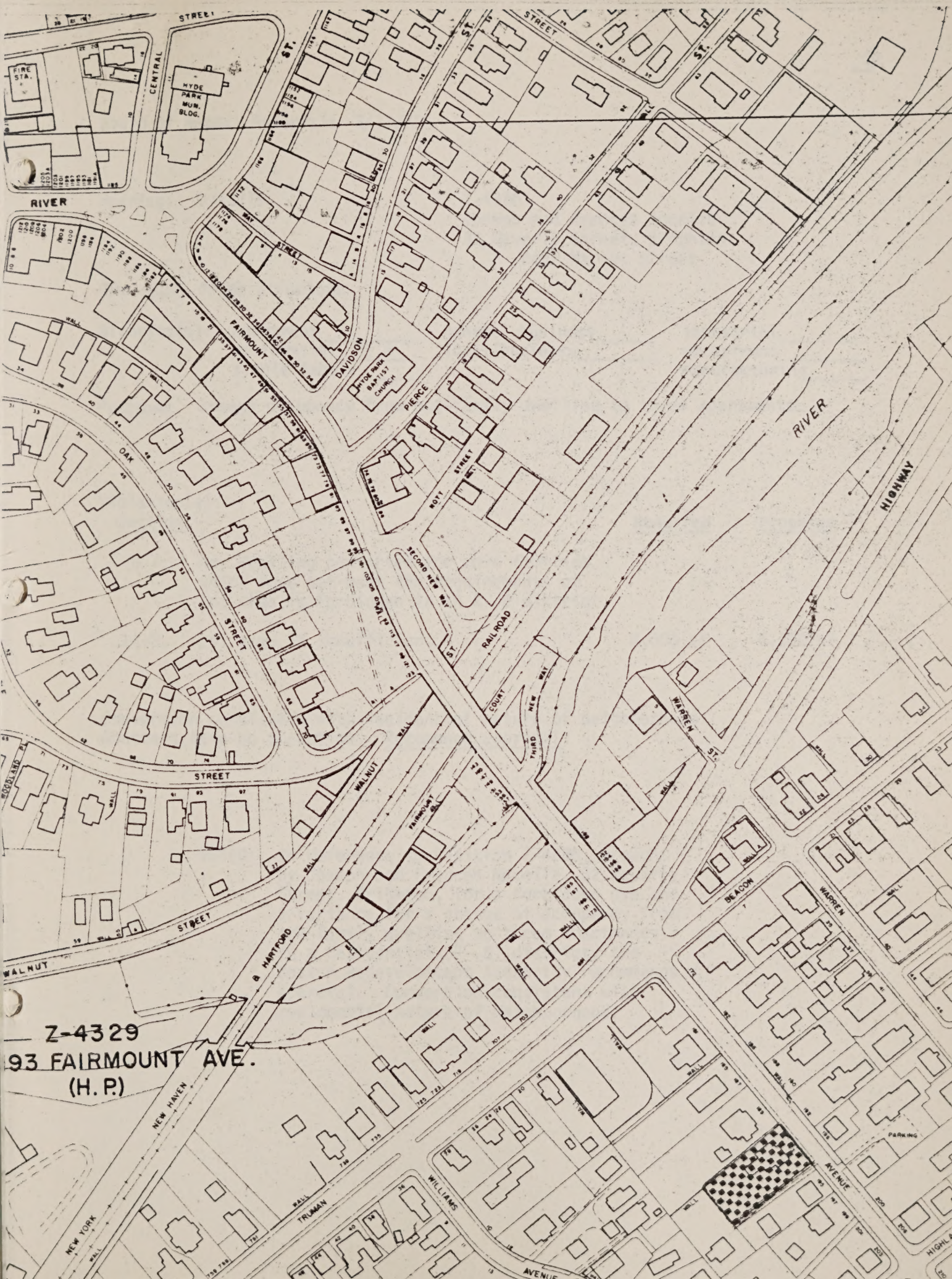
7-4. In variance with former decision of Board of Appeal.

8-7. Three-family dwelling is forbidden in an S-.5 district.

Temporary variance issued in 1975 to former owner. Petitioner has improved structure. Neighborhood association supports proposal.  
Recommend approval with provisos.

VOTED: In reference to Petition Z-4329, brought by Paul D. Decot, 193 Fairmount Avenue, Hyde Park, for a forbidden use and a variance to continue occupancy as three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the building remain owner occupied; that the use extend only to the petitioner; that no person other than owner use basement.







Board of Appeal Referrals 3/13/79

Hearing: 3/13/79

Z-4330  
Joseph and Frances Nocella  
32 Waverly Street, Brighton  
near Market Street

Two-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from one-family dwelling to three apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families  
which does not meet the requirements of  
lot area is forbidden in an R-.8 district.

14-2. Lot area is insufficient.

8,000 sf

4,100 sf

Conversion consistent with residential nature of neighborhood.  
Abutters have no objection. Recommend approval.

VOTED: In reference to Petition Z-4330, brought  
by Joseph and Frances Nocella, 32 Waverly  
Street, Brighton, for a forbidden use and  
a variance for a change of occupancy from  
one-family dwelling to three apartments  
in a residential (R-.8) district, the  
Boston Redevelopment Authority recommends  
approval. Conversion consistent with  
residential nature of neighborhood.





MASSACHUSETTS TURNPIKE

BIRMINGHAM

LINCOLN

CENTOLA STREET

PORTSMOUTH STREET  
PLAYGROUND

STANDS

STANDS

PARKWAY

LEO

BIRMINGHAM PARKWAY

WAVERLY STREET

PARKING

JAMES J. STORROW  
ELEMENTARY SCHOOL

STREET

STREET

STREET

WESTERN

SOLDIERS FIELD

CHARLES

PORTSMOUTH

LAWRENCE STREET

BRONSDON STREET

SCHOOL STREET

FLETCHER STREET

STREET

SOUTH WAVERLY

32 WAVERLY ST  
(BRI) 7-4330

WFIELD

BENSON STREET

CLOSET STREET

STREET

WAVERLY STREET

DUVAL STREET

WAVERLY

ABBY ROAD

LITCHFIELD

AVENUE



Board of Appeal Referrals 3/1/79

Hearing: 3/13/79

Z-4331  
Ralph D'Addario  
1091 Bennington Street  
East Boston  
Near Saratoga Street

One-story structure

District(s): apartment \_\_\_\_\_ general business B-1 \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from gas service station to  
garage, office & outdoor display of used cars.

Violation(s):  
Section

Required

Proposed

8-7 Outdoor display and sale of new or used  
motor vehicles is conditional in a B-1  
District.

It is proposed to display and sell five used cars. There would be  
no repair operation. Recommend approval with provisos.

VOTED: In reference to Petition Z-4331, brought by  
Ralph D'Addario, 1091 Bennington Street, East  
Boston, for a conditional use for change of  
occupancy from gas service station to garage,  
office and outdoor display of used cars in a  
General Business (B-1) District, the Boston  
Redevelopment Authority recommends approval  
with the following provisos: That no auto  
repair work be performed at any time; that  
there be no parking or storage of cars on  
the street; that there be no storage of  
gasoline on the premises; that any exterior  
lighting reflect downward to site and away  
from residential areas; that hours of  
operation be from 8 A.M. to 9 P.M.; that  
signage plans be submitted to the Authority  
for design review.





Z-4331  
1091 BENNINGTON ST.  
(E.B.)



Board of Appeal Referrals 3/1/79

Hearing: 3/13/79

Z-4332  
Charles A. Anderson  
482-488 Centre Street  
Jamaica Plain  
At Kingsboro Street

One Story Masonry Structure L-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores to Stores, Music and Dancing School.

Violation(s):

Section

Required

Proposed

8-7. Music and Dancing School is conditional in an L-5 District.

Proposed facility would have an adverse affect on adjacent residential properties. Strong neighborhood opposition.  
Recommended denial.

VOTED: In reference to Petition Z-4332, brought by Charles A. Anderson, 482-488 Centre Street, Jamaica Plain, for a conditional use for a change of occupancy from stores to Stores, Music and Dancing School in a Local Business (L-5) District, the Boston Redevelopment Authority recommends denial. Proposed facility would have an adverse affect on adjacent residential properties. Strong Neighborhood Opposition.





Z-4332

482-488 CENTRE ST

(J.P.)



Board of Appeal Referrals 3/1/79

Hearing: 3/13/79

Z-4334  
Alden Investment Corporation  
1569-1579A Blue Hill Avenue  
Mattapan  
- Near Fairway Street

Two Story Masonry Structure L-.5 & B-1

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business L-.5_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Combine Lots; use for Drive-In Bank facility.

Violation(s):

Section

Required

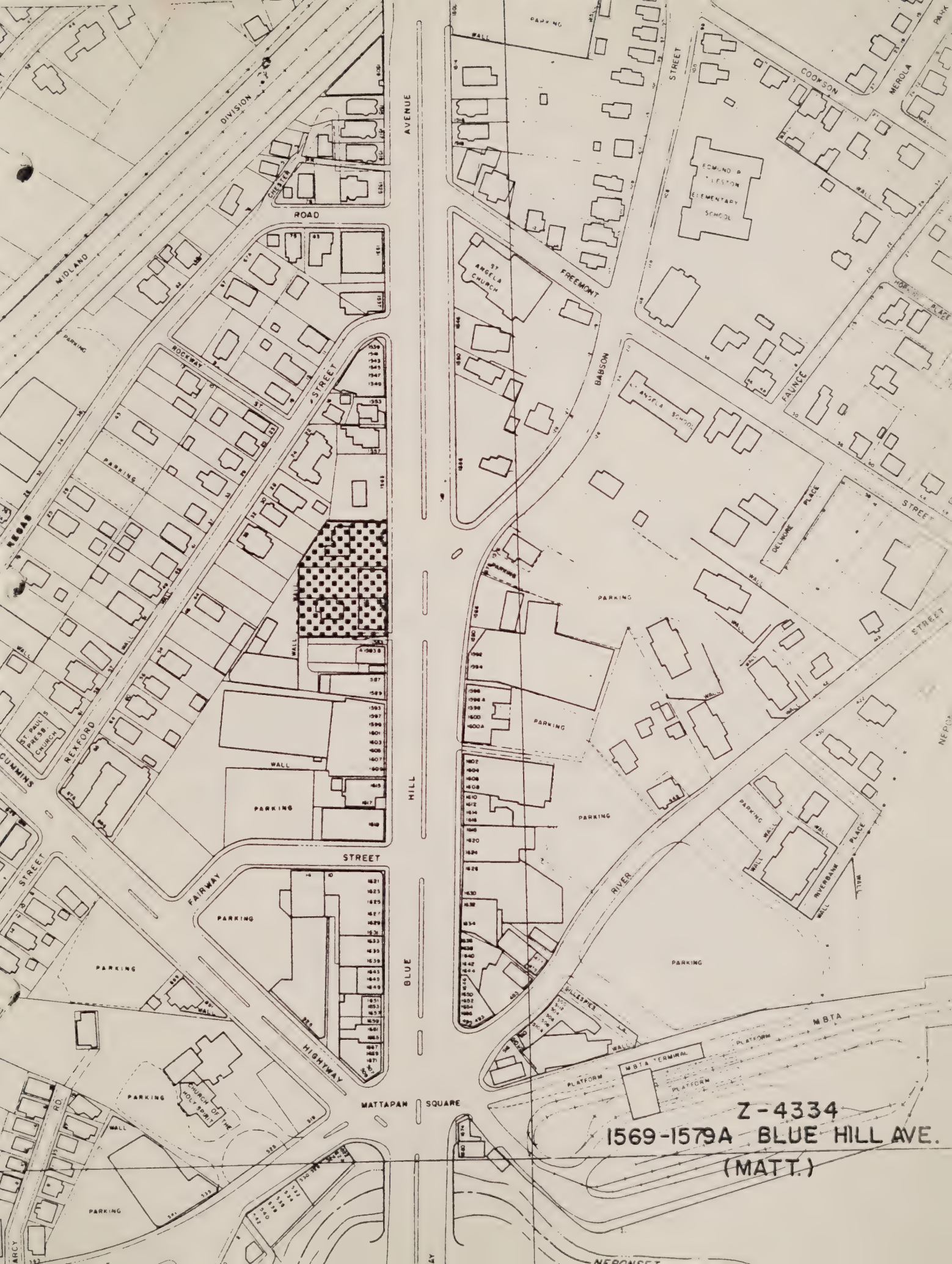
Proposed

8-7. Drive-In Bank is conditional in a B-1 District.

It is proposed to erect two Drive-In Windows with accessory parking for eight cars. No community opposition.  
Recommend approval with provisos.

VOTED: In reference to Petition Z-4334, brought by Alden Investment Corporation, 1569-1579A Blue Hill Avenue, Mattapan, for a conditional use to combine lots for Drive-In Facility to existing Bank structure in Local Business (L-5) and General Business (B-1) Districts, the Boston Redevelopment Authority recommends approval with the following provisos: That Plans be submitted to the Authority for Design Review; that Petitioner consult with Traffic & Parking Department re adjustments to traffic lights at exits on Blue Hill Avenue.





Z-4334  
1569-1579A BLUE HILL AVE.  
(MATT.)



Board of Appeal Referrals 3/1/79

Hearing: 3/20/79

Z-4335  
Charlotte E. Gaffneys  
25 Wellington Hill Street  
Mattapan  
At Ormond Street

Three Story structure - R-.5

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from Three Family Dwelling and Doctors Offices to One Family Dwelling and Lodging House.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Lodging House is forbidden in an R-.5 District		
14-1. Lot Area is insufficient.	2 acres	5,854 sq.ft.
23-1. Off-Street parking is insufficient.	7 spaces	0

Conversion to Lodging House is undesirable. Family dwelling units are beneficial and much needed in the Wellington Hill Area. Little City Hall is opposed. Recommend denial.

VOTED: In reference to Petition Z-4335, brought by Charlotte E. Gaffneys, 25 Wellington Hill Street, Mattapan, for a forbidden use and two variances for change of occupancy from Three Family Dwelling and Doctors Offices to Lodging House in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Conversion to Lodging House is undesirable. Family dwelling units are beneficial and much needed in the Wellington Hill Area.





Z-4335

25, WELLINGTON HILL ST.

(MATT)



Board of Appeal Referrals 3/1/79

Hearing: 3/13/79

Z-4336-4337  
William J. Hommel  
783-787 LaGrange Street  
West Roxbury  
At Brook Farm Road

One Story Frame Structure - S-.3

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Combine Lots; Change occupancy from Monument Display to storage of Rental Clothing; erect One Story addition.

Violation(s):

Section

Required

Proposed

8-7 Storage of rental clothing is forbidden in an S-.3 District.

20-1. Rear yard is insufficient.	50 ft.	40 ft.
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Proposal would combine One Family Dwelling, garage structure and small (10'x 12') accessory structure. Graduation and Religious type rental clothing would be stored in basement of residence and in garage. No retail operation.

Recommend approval with provisos.

VOTED: In reference to Petitions Z-4336-4337, brought by William J. Hommel, 783-787 LaGrange Street, West Roxbury, for a forbidden use and a variance to combine lots, change occupancy from Monument Display to storage of rental clothing and erect a one story addition in a single family (S-.3) District, the Boston Redevelopment Authority recommends approval with the following provisos: That the use extend to the appellant only; that no signs identifying storage use be allowed.





MOUNT BENEDICT  
CATHOLIC CEMETERY

JOSEPH'S  
CETERY

Z-4336-37  
783-787 LA GRANGE ST.  
(W.R.)



Board of Appeal Referrals 3/1/79

Hearing: 3/20/79

Z-4338  
Sheldon Arnold  
7 Miner Street, Boston  
Near Beacon Street

9,245 square feet of land - M-2

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Outdoor Parking of 35 cars for fee.

Violation(s):

Section

Required

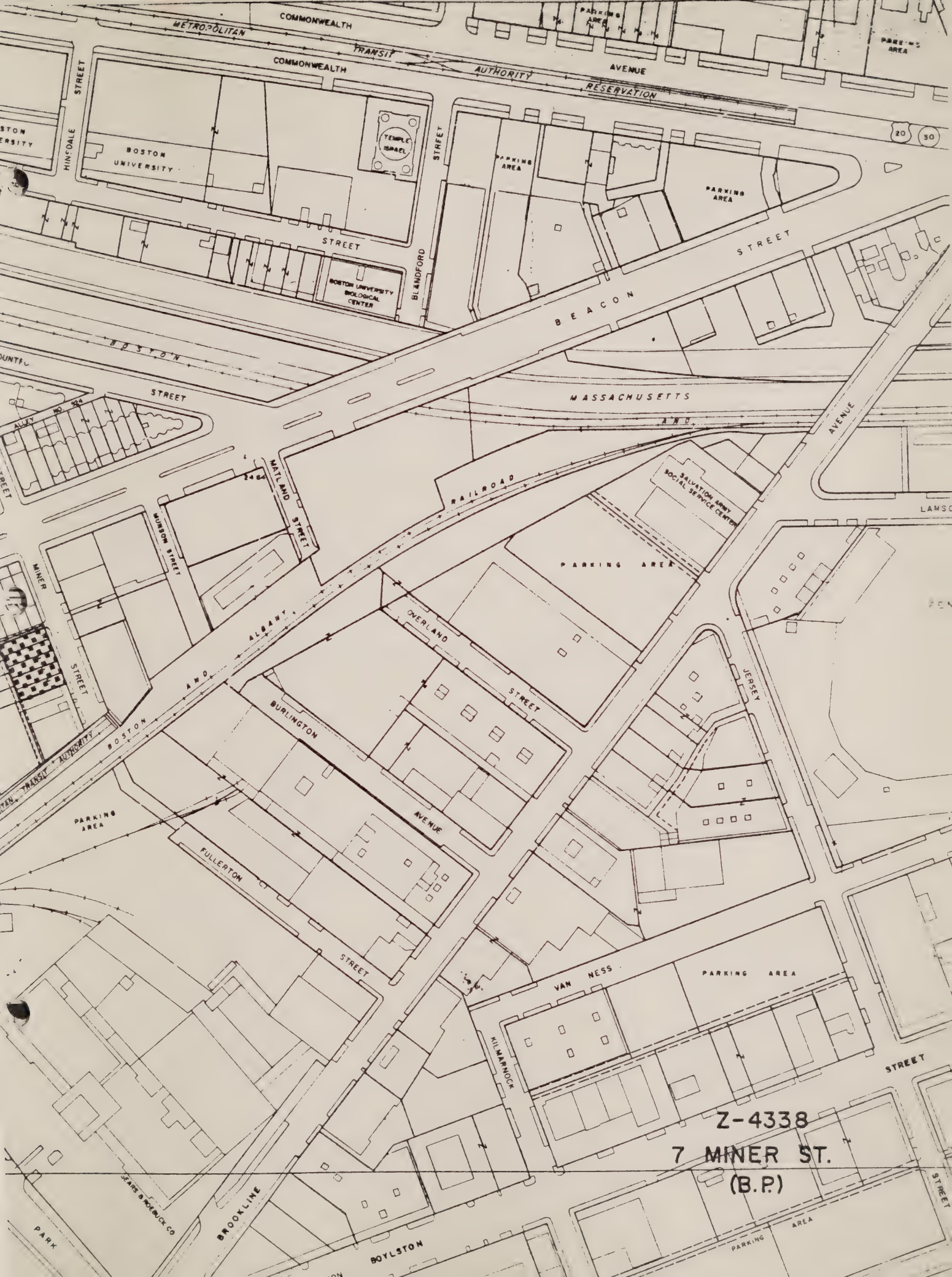
Proposed

8-7. Parking lot is conditional in an M-2 District.

Commercial use of the lot would intensify existing traffic congestion. Submitted plan is unacceptable; layout is inadequate and lack of maneuvering area would encourage on-street storage while vehicles are being retrieved. Residents are opposed to the proposal, but will support customer and employee parking of nearby auto repair facility provided lot is secured at end of business day. The new Harvard Community Health Facility on Brookline Avenue proposes to use Miner Street as its primary access from Beacon Street. Recommend Denial.

VOTED: In reference to Petition Z-4338, brought by Sheldon Arnold, 7 Miner Street, Boston, for a conditional use to use premises for outdoor parking of 35 cars for fee in a Manufacturing (M-2) District, The Boston Redevelopment Authority recommends denial. Commercial use of the lot would intensify existing acute congestion. Submitted plan is unacceptable: layout is inadequate and maneuvering deficiency would encourage on street storage while vehicles are being retrieved. Residents are opposed to the proposal but will support customer and employee parking of nearby auto repair facility provided lot is secured at end of business day. Harvard Community Health Facility proposes to use Miner Street as a major access to its new location.





Z-4338

7 MINER ST.

(B.P.)



Board of Appeal Referrals 3/1/79

Hearing: 3/20/79

Z-4340  
John M. O'Donnell  
59 Bourne Street  
Jamaica Plain  
At South Bourne Road

2½ Story frame structure - S-.5

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: Erect one story addition to a one family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-1 Side yard is insufficient	10 ft.	5 ft.
20-1 Rear yard is insufficient	40 ft.	23 ft.

Family room addition to rear of structure will not adversely affect surrounding properties. Neighborhood support exists.  
Recommend approval.

VOTED: In reference to Petition Z-4340, brought by John M. O'Donnell, 59 Bourne Street, Jamaica Plain, for two variances to erect a one story addition to a one family dwelling in a single family (S-.5) District, the Boston Redevelopment Authority recommends approval. Family room addition will not adversely affect surrounding properties.





Z-4340  
59 BOURNE ST  
(J.R.)



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Board of Appeal Referrals 3/1/79

Hearing: 3/27/79

Z-4342  
Joseph M. Conti  
252 Hyde Park Avenue  
Jamaica Plain  
Near Eldridge Street

One story masonry structure  
R-.8

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from eight car garage to storage  
of contractors equipment.

Violation(s):

Section

Required

Proposed

8-7. Warehouse is forbidden in an R-.8 District

Use with its attendant activity would have a blighting  
effect on surrounding residences. Site is inappropriate.  
Recommend denial.

VOTED: In reference to Petition Z-4342, brought by  
Joseph M. Conti, 252 Hyde Park Avenue, Jamaica  
Plain, for a forbidden use for changes of  
occupancy from eight car garage to storage  
of contractors equipment in a residential  
(R-.8) District, the Boston Redevelopment  
Authority recommends denial. Use with its  
attendant activity would have a blighting  
effect on surrounding residences. Site is  
inappropriate.





262 HYDE PARK AVE

7-4342



Board of Appeal Referrals 3/1/79

Hearing: 3/27/79

Petitions 4346-4347  
Sunmark Industries  
634 Huntington Avenue  
Roxbury  
At Ward Street

Gas Service Station - B-1

District(s): apartment\_\_\_\_\_ general business B-1 industrial\_\_\_\_\_

residential\_\_\_\_\_

local business\_\_\_\_\_

waterfront\_\_\_\_\_

single family\_\_\_\_\_

manufacturing\_\_\_\_\_

Purpose: Erect rest room and storage structure, kiosk,  
canopy for self service gas station

Violation(s):

Section

Required

Proposed

8-7. Gas Station is conditional in a B-1 District

A Gas Station has existed at this site for over thirty  
years. Existing structure will be demolished. Recommend  
approval with provisos.

VOTED: In reference to Petitions Z-4346-4347, brought  
by Sunmark Industries, 634 Huntington Avenue,  
Roxbury, for two conditional uses to erect  
rest room and storage structure, kiosk and  
canopy for self service gas station in a  
General Business (B-1) District, the Boston  
Redevelopment Authority recommends approval  
with the following provisos; That an attendant  
be on premises at all times; that only  
employee's cars be parked on premises; that  
landscaping be provided; that all exterior  
lighting reflect downward to premises and  
away from residential areas; that no  
streamers be allowed; that facility be  
maintained in clean and orderly manner and  
refuse generated by the operation be  
controlled and stored in containers secure  
from vandals; that snow be removed from both  
premises and sidewalks; that hours of operation  
be from 8:00 A.M. to 11:00 P.M.; that plans be  
submitted to the Authority for Design Review;  
that existing signage be removed and replaced  
with new signage subject to design review.





Z-4346-47  
634 HUNTINGTON AVE.  
(ROX.)



Board of Appeal Referrals 3/1/79

Hearing: 3/27/79

Z-4350  
Salvatore Giugliano  
107-109 Morris Street  
East Boston  
Near Putnam Street

Two story masonry structure H-1

District(s):	apartment <u>H-1</u>	general business <u>          </u>	industrial <u>          </u>
	residential <u>          </u>	local business <u>          </u>	waterfront <u>          </u>
	single family <u>          </u>		manufacturing <u>          </u>

Purpose: Continue use of repair shop garage.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Repair shop garage is forbidden in an H-1 District.

In December 1977, the Authority recommended denial of similar petition; Board of Appeal granted approval for one year terminating December 1978. Staff's opinion is unchanged that the nonconforming facility is incompatible with the predominant residential properties. Recommend denial.

VOTED: In reference to Petition Z-4350, brought by Salvatore Giugliano, 107-109 Morris Street, East Boston, for a variance to continue use of repair shop garage in an Apartment (H-1) District, the Boston Redevelopment Authority recommends denial. Nonconforming facility is incompatible with predominant residential properties.





Z-4350  
107-109 MORRIS ST.  
(E.B.)



Board of Appeal Referrals 3/1/79

Hearing: 3/20/79

Z-4362  
Avis Rent A Car  
61-71 High Street, Boston  
Near Congress Street

Parking Lot - B-10

District(s): apartment \_\_\_\_\_ general business B-10 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect two free standing signs

Violation(s):

Section

Required

Proposed

11-2 Free standing signs not allowed in B-10 District

Proposed 64 square foot sign is excessive. Staff would support a maximum area of 32.5 square feet. Recommend approval with proviso.

VOTED: In reference to Petition Z-4362, brought by Avis Rent A Car, 61-71 High Street, Boston, for a conditional use to erect two free standing signs in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided neither sign exceeds 32.5 square feet in area.





Z-4362  
61-71 HIGH ST.  
(B.P.)